

Comprehensive Master Plan City of Rockville

Mayor and Council Addendum and Errata Sheet

Chapter 2: Land Use

Policies, p. 2-1

1. New development should positively impact the quality of life for existing residents, and contribute to making Rockville a unique and special place to live and to raise a family.
2. In accordance with Smart Growth principles, new growth should be concentrated in Town Center to reinforce the need for Town Center to serve as the heart of the community;
3. Continue to protect residential areas adjoining growth areas by providing buffer and transition areas;
4. Promote private and public development of the Town Center (part of a separate Town Center Master Plan);
5. Ensure new growth does not occur without adequate public facilities, especially schools;
6. Ensure a mix of housing types and price ranges to meet diverse needs of different sectors of the City's population, with an emphasis on the importance of owner-occupied housing;
7. Foster greater cooperation/coordination between the City and the State, the County Board of Education, and the County's planning and construction efforts;
8. Economic development efforts should focus on attracting and fostering high-tech and related businesses to locate and prosper in Rockville;
9. Citizen involvement and residents' interests should be given priority in the development process; and
10. Encourage residential land use within the City so that the "Jobs to Houses" ratio is reduced.

Rockville Pike (p. 2-6, new paragraph):

A balance in the mix of retail, residential and office uses in the Rockville Pike corridor and at the Twinbrook Metro station is the preferred land use pattern. The Rockville Pike Neighborhood Plan should be reviewed and revised, along with the Zoning Ordinance, to ensure that the corridor is transitioning toward this balance and away from the predominance of retail uses.

Added Text is shown in **bold underline**

Deleted Text is shown in bold ~~strikethrough~~

Office Land Use (p. 2-11, third paragraph):

There has been a trend toward redevelopment.... Floor Area Ratio (FAR) for the zone (0.5 FAR). * **The I-3 Zone contains an optional method of development which allows a greater mix of uses and increased density in proximity to planned or programmed transit stations in order to encourage use of those facilities. Approval of the optional method should be considered only after careful consideration in view of the principles of this Plan and analysis of the impacts on surrounding developments.**

Chestnut Lodge Property (p. 2-15):

There are a variety of development options for the property, **including utilizing the current buildings in an institutional use, a hotel or spa use, an adult living facility, single family housing under the provisions of the R-S Zone, development under a Special Development Procedure such as variable lot size development, cluster development, or Planned Residential Unit (PRU), or Comprehensive Planned Development (CPD) with restrictions.** ~~The following discusses the major options that have been evaluated. The Plan's recommendations are contained in the paragraph following the bullets.~~

- ~~Maintain the current..~~
- ~~Utilize the current...~~
- ~~A hotel or spa use...~~
- ~~Adult living facility....~~
- ~~Single family housing...~~
- ~~Development under one...~~
- ~~Development using the~~

Recommendation

This plan recommends that the site be maintained in an institutional use and retain its R-S Zone in order to offer as much protection as possible for the site's historic buildings and mature trees. A residential use on the property may be acceptable if the historic buildings and trees are protected. **Development under a Special Development Procedure, such as a variable lot size development, cluster development or Planned Residential Unit (PRU), is recommended if the historic and tree preservation goals are achieved.** Development under the Planned Residential Unit development procedure is preferred for its flexibility in site design.

However, the number of new residential dwellings on the property should be limited to the base level of development afforded by the R-S Zone, and by the goal of this plan to retain the setting of the historic structures and treed area along West Montgomery Avenue with as little disturbance as possible. ~~An increase in density above the R-S zone may be possible on the site only if all of the objectives in this Plan are achieved.~~ The governing minimum lot size, maximum lot coverage and minimum setback requirements that apply to the property shall be those of the R-90 Zone in order that the new development be compatible with existing surrounding neighborhoods. In addition, landscaped buffer areas must be provided on the eastern, southern and western property boundaries, adjacent to existing residential dwellings. Given the property's relationship to the historic character of the West Montgomery Avenue streetscape, it is appropriate for an expanded portion of the property to be located within the West Montgomery Avenue Historic District, and for additional design review of new structures on the remainder of the site by the HDC to ensure their compatibility. ~~However,~~ This plan recommends against allowing C-1 uses that are normally permitted in a planned residential unit development. Finally, a hotel/spa use in the Main Lodge Building may be an acceptable use as long as it is limited primarily to the existing buildings, without major additions, and is buffered from the adjacent neighborhoods, and protects the site's historic buildings and trees. This would require either a text amendment or the creation of a new zone to provide for this option.

Buckingham Property (p. 2-16):

This Plan recommends maintaining the R-S Zone for the property, and supports the development of the property at the base density afforded by the R-S Zone. ~~and amending the Zoning Ordinance to reduce the five-acre minimum requirement for a special development in order to conserve important environmental features for sites identified in the Master Plan.~~ However, given that the preservation of the trees is an important objective for the site, a the Planned Residential Unit Development process, with single family detached housing only and without allowing C-1 uses, could be considered is recommended in order to maximize the preservation of preserve the trees. However, the number of new residential dwellings on the Buckingham property itself will should be limited to 10 (ten) units, with an additional 3 (three) units possible to be located on the Baker and Yates properties if they are included as part of a PRU. By allowing modification(s) to the minimum lot area requirement In conjunction with the protection of as many trees as possible within common or public open space areas, an increase in density above the R-S zone may be possible on the site if all of the objectives in this Plan are achieved. The governing minimum lot size and maximum lot coverage and minimum setback requirements that apply to the property generally shall be those of the R-90 Zone in order that the new development be compatible with existing surrounding neighborhoods. In addition, landscaped buffer areas must be provided on the eastern, southern and

western property boundaries, adjacent to existing residential dwellings. Given the property's relationship to the historically significant Chestnut Lodge and the historic character of the West Montgomery Avenue streetscape, it is ~~may be~~ appropriate for a portion of the property to be located within the Historic District, and for additional design review of new structures by the HDC on the site to ensure their compatibility. It is also recommended that there be no street connection to Brent Road ~~unless there is no other feasible way to gain access to the property.~~

Carver Educational Services Center (p. 2-17)

An ~~institutional use, which may include an~~ educational facility, which may include the Montgomery County Board of Education administrative offices, or facilities serving Montgomery College or other education-related or public safety purposes, is the preferred use for the site. ~~that keeps the Carver name~~ Retaining a the original portion of the Carver school ~~north and east façade (if structurally feasible)~~ and commemorating the cultural significance of the George Washington Carver High School and Junior College is also recommended for the site. Development of the site should not exceed an FAR of 0.4 for the entire property, and development of private offices and commercial uses is prohibited. ~~under the Comprehensive Planned Development procedure with certain limitations is recommended for the site.~~ A suitable location for a new administration building or other new construction should respect significant views of the original Carver structure. ~~would be along Hungerford Drive because of nearby office and retail uses. A text amendment would be necessary to allow a height greater than the 40' height limitation in the RS zone unless the property is developed under the Comprehensive Planned Development procedure.~~ The property is situated in close proximity to two of the City's residential planning areas, West End and Woodley Gardens East-West, and Woodley Gardens-College Gardens. In order to minimize any adverse effect of the scale and massing of a new structure or structures ~~height of a building over 40' to~~ adjacent to residential neighborhoods, a building setback restrictions should also be implemented to allow for such as requiring an expanded setback buffers requirement from the residential development ~~adjacent to south of and located across the street from the site.~~ For instance, a setback of twice the proposed building height ~~would could~~ be required ~~so that a 50' high building would be required to be set back 100' from the property line~~ adjacent to a residential property line. In addition, a minimum of one-half of setback areas should be comprised of a landscaped buffer area to screen new construction from existing neighborhoods. ~~However,~~ In no case could the building height exceed the maximum height limit in the R-S Zone. 75', and any height increase over 40' could only be granted after review and approval of a specific site plan and building design.

Twinbrook Metro Station (Recommendation, p. 2-18):

This Plan recommends that the property on the west side of the tracks should retain its RPC/Metro performance District designation. ~~If~~ The property on the east side ~~should be is~~ annexed, and it is preferred that the site be placed in the Metro Performance District and zoned RPC and RPR zones to be developed under the Optional Method of Development. The RPC Zone should be located closest to the tracks.....

Montgomery County Detention Center (p. 2-19):

The Plan recommends that criminal justice uses be removed from the site as soon as possible. When the Seven Locks Detention Center is closed, it is recommended that the property be developed as a Comprehensive Planned Development (CPD) with a mixed office and residential use. Preferably, the Detention Center and Technical Center properties would be redeveloped as a CPD concurrently.....Residential use is appropriate adjacent to the current area that is zoned R-90. Appropriate transitions and/or buffers between planned or existing residential uses and planned office uses should be provided.

Woodmont Country Club property (p. 2-20):

The City does not anticipate or desire development of the Country Club property within the planning horizon of this Plan. However, if no longer used as a country club ~~developed~~, it is recommended that the site be developed as a "Comprehensive Planned Development". The property is envisioned to be developed in its entirety as a mixed-use community, with development densities not to exceed a maximum of .5 FAR for buildable land in nonresidential areas and 6.5 dwelling units per buildable acre. A neighborhood retail center may also be appropriate. A minimum of 35% ~~20%~~ open space is recommended for both passive and active recreation use on the property, including in addition to any wetland, stream buffer, and/or floodplains that are on the site. The Lyddane-Bradley House, built in 1858, also should be preserved because it is architecturally and historically significant to the City of Rockville. Development options that preserve trees and historic structures are preferred. Another important development parameter is the provision of adequate buffers from adjacent residential communities. At a minimum, the buffers should follow the required setbacks for CPDs found in the Zoning Ordinance, and may exceed those requirements based on site conditions and environmental features. These buffers should include existing tree stands and forested areas, and shall not be provided within private lots. The CPD should address the provision of a street plan network that provides for ~~appropriate east-west circulation and~~ adequate dispersal of site-generated traffic ~~through~~ it is recommended that East Jefferson Street be extended north to Wootton Parkway and that any future development be designed with other roadway connections ~~to other roads, in addition to Rockville Pike.~~ The CPD, or any

proposed development in the R-S Zone of some or all of the site, should also address the feasibility of providing a pedestrian and bikeway connection to the Millennium Trail along Wootton Parkway, and to other bikeways designated in the City's Bikeway Master Plan. ~~The City may pursue construction of a bikeway and pedestrian path in advance of development on the site, if it can be determined that the path will not significantly impact the operations of the Country Club and adequate buffers and separation can be maintained between the path and adjacent residential communities.~~ Within the Comprehensive Planned Development, commercial uses should be located away from existing residential neighborhoods outside the CPD. However, a well-designed mix of uses within the CPD is encouraged. oriented toward Rockville Pike. Residential uses should be set back from Rockville Pike along the proposed East Jefferson Street extension.

Lakewood Country Club (p. 2-21, par. 1):

The City does not anticipate or desire development of the Country Club property within the planning horizon of this Plan. However, should the property no longer be used as a country club, this Plan recommends the 1993 Master Plan recommended that it be developed under the Planned Residential Unit (PRU) zoning regulations, without allowing C-1 uses on the property. This plan reaffirms that recommendation. A plan for the entire site should be prepared prior to any approvals, and Due to the environmental features on the site, careful site planning that preserves these features will be critical. A minimum of 35% 20% open space is recommended for both active and passive recreation, including in addition to preserving the streams, wetlands, and floodplains on the site. Generous landscaped buffers, of a minimum width of 50 feet, adjacent to existing residential neighborhoods is also a critical element of a development plan for the property. The landscaped buffer shall not be provided within private lots. The use of private streets within the PRU shall be minimized. It is recommended that the site retain its R-E designation because of environmental restrictions on the site.

Potential Changes to Zoning Ordinance (p. 2-21):

The Zoning Ordinance contains many of the regulations that control how properties will develop and the uses that may be allowed. Although the Zoning Ordinance has been modified in relation to specific zoning issues through text amendments, a comprehensive review is underway warranted. This review is recommended to:

Floating Zones (p. 2-23):

State law permits the City to develop and use floating zones. A floating zone typicallyto provide flexibility, where desired, that is beneficial to achieving the goals of the Plan. An example of where this may be appropriate is the

Coordinated Planning Area between the West End and Town Center Planning Areas, with the potential for the O-2 (Transitional Office) Zone to function as a floating zone. Implementation of a floating zone on North Stonestreet Avenue north of the Rockville Metro station may also be appropriate.

Potential Zone Changes (p. 2-27).

7. ~~Redland Technology Park: change the I-2 portion of the site to I-3, so that the entire record lot (known as PEPCO Rockville Service Center, parcel E), is in the I-3 Zone.~~

Chapter 3: Urban Growth Areas

North Bethesda Area (p. 3-4)

Sub-area 1: This is the WMATA site adjacent to the Twinbrook Metro Station. **Joint development options are currently being explored by WMATA. and Annexation of the site into Rockville is strongly recommended because of the property's proximity to the Twinbrook neighborhood and the City's desire for the station property to develop under the City's plans in its entirety. to the Rockville Pike Corridor. This Plan recommends that the property on the west side of the tracks should retain its RPC/Metro performance District designation. If the property on the east side is annexed, it is preferred that the site be placed in the Metro Performance District and zoned RPC and RPR zones to be developed under the Optional Method of Development.** The County is currently studying revisions to its North Bethesda/Garrett Park Master Plan for the Twinbrook WMATA site. ~~(See the recommendations in the Critical Areas Section of the Land Use Chapter.)~~

Subarea 2: This area is west of...and Parklawn Drive. **This sub-area should be placed within the Metro Performance District if annexed.**

Subarea 3: This is a triangular area....Master Plan recommendations are affirmed. **This sub-area should be placed within the Metro Performance District if annexed.**

Chapter 4: Transportation

Description of Existing Roadway Network (p. 4-2)

....Congestion is measured by the relationship between volume and capacity. For roadways, congestion is determined by comparing hourly or daily vehicular demand to lane capacity. Levels of service range from A to F and represent the ratio of actual traffic volumes to the designed capacity of a roadway or intersection. Page 4-6 displays the level of service on roadway links throughout the City.

Bikeways, p. 4-12

In 1998, the City of Rockville **adopted** ~~released an updated version of~~ the Bikeway Master Plan to address these and other issues. The accompanying map shows the **Bikeway Master** Plan routes and facilities. **This Master Plan adopts that document, including any adopted amendments, by reference.**

Bicycle racks and lockers can be found at several locations throughout the City. Currently, the Rockville Metro station contains **40 bike lockers and 70 bike racks**, Twinbrook contains **26 bike lockers and 68 bike racks**,

Objective 4, p. 4-21

....On the supply side, roadway improvements expected to be available on opening day of the proposed development are included in the study.

Objective 4, p. 4-22

With or without new development in Rockville, traffic conditions will continue to decline over the next twenty years due to the regional growth and lack of new planned roadways. Future development constraints in Rockville may limit the growth of internally-generated traffic in the city. However, unless growth is managed outside the City limits, this will have minimal effect on increased through-traffic generated by developments outside the city boundaries. Thus, decisions on the location of new development and creating viable activity centers with access by all modes of transportation becomes an essential part of City policy.

Objective 2, p. 4-24

With improvements in bicycle accessibility, it is likely that residents will more often choose to bike during work-related and discretionary trips. Although this is not the sole answer to the City's traffic problems, it is "a piece of the puzzle" in providing transportation alternatives to the citizens of Rockville.

Objective 3, p. 4-24

...Cities Transitway. **Other neighborhood oriented shuttle services should be added to complement the local transit authorities' service.**

Objective 3, p. 4-24

.....to transit. It is important to provide adequate multi-modal access to the Metro stations including adequate commuter parking at the Rockville Metro station.

Objective 5, p. 4-26

Tools from the City's GIS model and data from the TCSP grant will be used to identify weaknesses in multi-modal access to development sites in order to implement improvements to the transit, bike and pedestrian networks. Also, the new Standard Traffic Methodology, called the Comprehensive Transportation Review (CTR), shall acquire and maintain such mitigation from developers. Issues such as pedestrian, bike, and transit on-site and off-site improvements will be strengthened in the new procedure. The CTR will be a subset of the City's adequate public facilities ordinance.

Objective 2, p. 4-30

In order to address transportation related noise impacts in existing neighborhoods, a comprehensive City-wide assessment of current and projected noise levels is recommended that will enable the City to develop objective criteria for identifying problem areas and setting priorities. Based on this assessment, a strategy can be developed to apply a range of alternatives to address problem areas, including the potential for utilizing alternative paving materials to reduce road noise, roadway design measures, berms, landscaping, noise walls, and mitigation efforts such as building envelope and window treatments to reduce sound transmission. The broad spectrum of alternatives available needs to be evaluated for specific problem areas in terms of effectiveness, impact on adjacent communities, aesthetics, and cost.

Approved text modification for Proposed Transportation Improvements, Other (p. 4-37-8):

24. Woodmont Bikeway: should Woodmont Country Club redevelop, a bikeway and pedestrian connection to the Millennium Trail along Wootton Parkway and to other bikeways shown in the Bikeway Master Plan should be provided.
27. Wootton Parkway: not recommended for widening within the time horizon of the Plan. However, the existing right-of-way should be preserved for future improvements, to be determined through study and a collaborative process with affected neighborhoods.

Chapter 5 – The Environment – Sensitive Areas and Critical Issues

Water Quality: Streams, Stream Buffers, and Stormwater Management (p. 5-3):

Rockville is located within the Cabin John Creek,.....one of the most important environmental policies of the City. **Rockville supports the goals outlined in the Chesapeake Bay Agreement and Chesapeake 2000 commitments and will continue to implement policies and programs in support of regional efforts to restore and maintain the Chesapeake Bay and our local watersheds and streams.**

Rockville adopted a Stormwater Management Program in 1978 that is designed to protect and restore streams and water quality through the comprehensive management of stormwater runoff. **The City SWM Program has been updated in 2002 to comply with new state requirements.** The two major components of the program are: 1) manage the stormwater runoff for all new development to state-approved standards for both water quantity and quality control; and 2) ~~provide regional stormwater management for~~ **retrofit runoff control measures into** older neighborhoods and commercial areas that ~~predate 1978~~ **were built prior to 1978 or are without adequate stormwater controls.** Watershed studies are conducted that culminate in Watershed Management Plans that address technical issues, neighborhood concerns, recreational impacts, ~~and tree and wetland preservation, and~~ **overall watershed management objectives.** ~~The plan's~~ **Watershed Planning objectives are include measures such as** decreased **stream** erosion, improved aquatic habitat, improved water quality by removing excess nutrients and pollutants from the stream and watershed, **public education and involvement opportunities, and habitat improvement and stewardship projects.** **Watershed-based plans provide a balance between the pursuit of stormwater improvement projects that benefit streams and overall watershed health, and the needs of the community for active and passive recreational and parkland resources.**

Recommendations (p. 5-3)

10. **Pursue innovative strategies, including demonstration projects in appropriate cases, to** minimize the area of impervious surfaces within all new, infill, or redevelopment projects ~~after~~ **and for** meeting the minimum zoning requirements for parking and access.
13. ~~Continue to Pursue retrofitting stormwater~~ **comprehensive watershed** management strategies within all of the watersheds **including the use of innovative approaches and demonstration projects to address local stream health needs.**
14. **Implement stormwater management retrofit projects in a manner that balances consideration of overall local and regional watershed restoration**

goals with the need to preserve public land for multiple recreational and conservation uses and maintain public safety. Seek retrofit opportunities that avoid significant compromise to existing open space and recreational amenities in public parkland except when there are no feasible alternatives.

Tree Preservation, Recommendations (p. 5-7)

1. Continue to implement regulations associated with the Maryland Forest Conservation Act and the Rockville Forest and Tree Preservation Ordinance. The first order of priority for forest and tree preservation, reforestation, or afforestation measures is to meet these requirements on the affected development site.

Air Quality and Noise (p. 5-7)

....utilize an alternative fuel source. In addition, Rockville's efforts to promote a vibrant Town Center and Rockville Pike corridor will provide opportunities to live and work in the same community that will aid in regional efforts to meet air quality goals. Efforts to improve the energy efficiency of buildings and construction practices also have a positive impact on regional efforts to reduce air emissions produced by the generation of power.

Air Quality and Noise (p. 5-8):

.....helpful in reducing noise from highways, ~~but noise cannot be entirely eliminated.~~ however, these measures do not entirely eliminate noise and in many instances may exacerbate the noise problem elsewhere. New development adjacent to existing noise sources should be evaluated to determine potential noise impacts and designed in such a way as to minimize impacts on interior spaces and exterior recreational areas. Addressing excessive noise affecting existing developed areas requires a consistent City-wide approach to identify current noise levels, and any areas that may potentially be subject to significant increases in noise level. This will enable the City to identify "hot-spots" and develop alternatives and a strategy for improving the quality of life in those areas affected by excessive noise.

Recommendations (p. 5-8):

8. Promote energy efficient, "green" building practices through the development of incentives and recognition or award programs for developers and homeowners.
9. Install noise barriers along highways where appropriate and consistent with an overall City-wide strategy.
10. Where possible, plant street trees and establish wide vegetated buffers along major highways to help to reduce air and noise pollution.

11. Undertake City-wide evaluation of existing transportation-related noise levels, the potential for increases in noise levels, and develop alternatives and a strategy for addressing noise in existing developed areas.
12. Evaluate the application of current County Noise Ordinance criteria as it applies to the City, and determine need for separate or additional City noise control regulatory mechanisms.
13. Implement site design practices and building construction methods to reduce the impacts of noise both within new structures and on adjacent areas.

Chapter 6 – Parks, Recreation and Open Space

Social/Cultural Factors (p. 6-1):

.....Recreation programs can play an important role in helping youth to make the best of their non-school hours. Programming that responds to the needs of male and female children of all ages will be critical.

Leisure Trends (p. 6-2)

Six of the top ten sports and recreation activities among women are fitness-related. Recreation and Parks staff constantly monitor participation trends and offer programs for males and females in response to interest.

Economic Factors (p. 6-3):

As resources are constrained....of arts-related projects and special events. Rockville's relationship with the Montgomery County Public School system is a positive example of a valuable and supportive partnership.

Parks and Open Space System (p. 6-4):

Parks traditionally fall into three basic categories: active parkland, which contains recreation facilities; passive parkland, which includes open space for general public use; and natural areas, which preserve environmental features such as stream valleys and forested areas. A well-rounded system of public parkland, recreation, and open space areas includes a variety of facilities, which may include one or more facilities in these categories. The traditional park classification system defines parks facilities further, and includes the....

Parks and Open Space System (p. 6-6):

Garden Passive Parks are small green spaces that may have a quiet seating area, a garden and perhaps a pleasing view. ~~include small gardens with simply a place~~

~~to sit within a quiet green oasis or a pleasing view and vista.~~ As areas of the City become more urban in character, access to these spaces will be critical for residents.

Parkland Acquisition (p. 6-6):

As more parcels are developed in Rockville, it is very important that the City identify all possible ways to preserve open space. All undeveloped parcels within existing neighborhoods should be evaluated for parkland acquisition before they are developed as infill. This is especially critical in the City's older established neighborhoods in order to increase the amount of park land in these communities. The City's policy....

Many communities require developers to pay a "payment-in-lieu" feegiven to adopting such a requirement to apply only in cases where dedication is not practical or feasible. Another option....

Recommendations (p. 6-7)

1. Require allocation of a minimum of 20% of development area for parkland. The requirement should ~~or~~ provide appropriate payment-in-lieu only if ~~when~~ the allocation of parkland is not feasible or desirable.
2. Prepare a Park, Recreation and Open Space (PROS) plan for all major developments and redevelopments. Open space and recreational amenities must ~~should~~ be provided commensurate with the scale of the proposed development.
12. Seek opportunities to acquire land and create mini-parks to serve as ~~a~~ green oases, particularly within neighborhoods or other areas where adequate parkland does not exist or in areas where these types of facilities are not present.

Private Urban Forest (p. 6-9)

Currently, residents within Historic Districts must receive permission from the City Forester to remove any trees on their property. Replacement trees are required when appropriate. Owners of commercial and industrial sites must acquire a permit prior to removing trees greater than 12 inches in diameter. The City will continue to monitor private urban forests and implement environmentally sound programs to control to stay abreast of invasive exotic plants and gypsy moth populations. Invasive exotic [non-native] plants are a problem because they eventually replace native species, changing the structure of natural plant and animal habitats.

Strategies for conservation and enhancement of the City's private urban forest resources should be explored. These strategies may include incentives for

property owners to place private forested areas in forest conservation easements where none exist, as well as programs to assist property owners in creating treed and forested areas on their properties.

Critical Issues - Recommendations (p. 6-10)

1. **Develop an Exotic and Invasive Plant Control Program.**
2. **Develop a strategy for enhancing and expanding the City's Private Urban Forest.**

Future Facility Development (p. 6-14)

Dog Park

Parks or park sections dedicated as an off-leash recreational area for dogs are becoming popular throughout the U.S. These facilities have proven to be community builders, as well as dog recreation areas. Considerable interest has been expressed by Rockville residents for the addition of a dog park within an existing park or open space area. The park would consist of a fenced-in area with an easily maintainable surface or surfaces, signage and "mutt-mitt" dispensers. It is desirable to create a "friends of the dog park" group who would work with the city to establish and monitor usage policies, and other issues that arise.

Chapter 7 – Community Facilities

Post Office (p. 7-6, after first full paragraph):

The “Old” Post Office in Town Center is a significant historical and architectural feature in Town Center. In the event that the facility is no longer used as a post office, the City strongly supports preservation of the structure and desires reuse of the facility that respects the character of the building.

Recommendations

3. **Preserve the Old Post Office in Town Center with a sensitive adaptive reuse that respects the character of the building.**

Chapter 8 – Historic Preservation

Critical Issues: Expansion of Historic Districts (p. 8-7)

The Recommended Historic Preservation Actionin the West Montgomery Avenue District. **A planned, systematic approach to evaluation and potential expansion of the existing historic districts is desired, given the age and architectural significance of much of the adjacent housing stock.**

Critical Issues: Expansion of Historic Districts (p. 8-11):

South Washington Street District

~~The block along South Washington Street from Vinson Street to Maryland Avenue represents what remains of the rural character of post-World War II downtown Rockville. Extension of the South Washington Street district to include these houses would protect the streetscape.~~

Recommendation (p. 8-12)

1. Expand existing historic districts to include historically, culturally and architecturally **significant important** sites and properties, **by undertaking a thorough evaluation of prospective sites and working with property owners.**
2. **Expand educational efforts to provide a better understanding of the benefits of historic designation by prospective historic district property owners.**

Potential Designation of New Historic Districts (p. 8-11)

There are several areas in Rockvilleassociated with designation, and other factors. **Although Rockville's housing stock built 50 or more years ago should be evaluated, the priority areas for new districts should be given to structures that were built prior to 1945.**

Recommendations (p. 8-13)

1. Evaluate neighborhoods, structures and sites that may have historical, cultural, architectural and/or design significance for possible designation as local historic districts **within the next several years, with particular emphasis on structures built prior to 1945.**
4. **Evaluate neighborhoods for potential designation as part of the neighborhood planning process when appropriate.**

Clarification of HDC Jurisdiction (p. 8-15)

The City's policies and ordinances...HDC review of any structure or site "more than 50 years of age, or possessing architectural significance, or associated

with a person or event of importance to local, state or national history or development” should also be required.... **The priority areas for new districts and sites should be given to structures that were built prior to 1945**

Promotion of Education, Economic Development, and Heritage Tourism (p. 8-16)

Appreciation for the City’s history,associated with maintaining the resources, **as well as the benefits of historic designation and preservation**.

Chapter 9 – Community Appearance and Design

Streetscape (p. 9-2, par. 2)

...and technology for communication devices. ~~While there is the technical ability to bury most of the wires, there are significant costs to do so.~~ **The goal of the City is to provide priority locations for relocating existing power lines underground.**

Design Standards for Non-residential Structures (p. 9-7, par. 1)

...the development of written and illustrated design guidelines can be used to provide a common vision for the appearance of non-residential areas in the City. **A preferred source for new design guidelines is the historic architectural styles built in Rockville’s past.**

Design Standards for Public Buildings (p. 9-8, par. 2)

...Other public buildings that are more utilitarian in nature (maintenance facilities) may need to be screened from adjoining properties. **In addition, the appearance of all publicly-owned properties, particularly those in or adjacent to residential neighborhoods, should be maintained as a compliment to the community.**

Chapter 10 - Housing

Goal (p. 10-1)

Provide broader economic selection **and homeownership opportunities** ~~range of housing alternatives~~ for owners and renters of every age group.

Policies (p. 10-1)

7. **Increase opportunities for homeownership for persons of all income levels.**

8. Maintain an appropriate mix of ownership and rental opportunities in the City.
9. Encourage construction of innovative and unconventional housing types, including but not limited to live-work units and loft housing.

Recent Demographic Trends (p. 10-2)

Census 2000 provided a timely snapshot of Rockville's demographic characteristics, with some interesting trends noted below. ~~The 2000 Census data was not available for this study. However, the Maryland National Capital Park and Planning Commission published a "Rockville Profile" from the 1997 Census Update survey. Although the final population figures may vary, the Update does indicate some interesting trends.~~

Size of Households (p. 10-2)

The average size of the City's households has continued to decrease. In 1970, the size estimated at 3.59 persons per household. That number dropped to 2.77 in 1990, and again to 2.65 in 2000. ~~In continued to drop to an average of 2.62 in 1997.~~ It should be noted, however, that there is a range of household composition used to determine population. For instance, 2.88 ~~2.97~~ is the multiplier used for single family houses while 1.54 ~~1.65~~ is used per high-rise apartment unit.

Household Composition (p. 10-2)

Household composition has also changed. There was a decrease ~~slight increase~~ in households with married couples from 59.1% in 1990 to 56.6 ~~61.9~~% in Census 2000~~the 1997 Update~~. Single parent households comprised 6.3 ~~9.3~~% of the population, and one-person households comprised 23.8 ~~24.5~~% of the population.

Age of Residents (p. 10-2)

The average age of the population has also risen. In 1970, the average age was 23.9. In 1990, it was 34.6, while in 2000 ~~1997~~, it was 37.8 ~~36.3~~. In 1990, only 14% of the population were over 60, but by 2000, that figure had risen to 17.3%.

Detached and Attached Single-family (p. 10-3, par. 2)

Until recently, new housing construction...only one type of housing. The City has adopted amendments to the Building Code to require sprinklers in single family dwellings in order to increase safety for residents.

Multi-Family (p. 10-3)

The 2000 Census ~~1997 Census Update~~ identified 2,574 ~~2,030~~ units of garden apartments in the City. In addition, there were 1,590 ~~1,665~~ apartments located in high

rise buildings. The high rise apartment buildings are located in the Town Center and on the southern end of Rockville Pike. Although garden apartments are located throughout the City, they tend to be located along major roadways and in or adjacent to the Town Center. It should be noted that approximately 11.1 ~~8~~% of single family detached homes and 29.8 ~~20~~% of townhouses are also rental properties.

In some redevelopment areas of the City, unconventional housing types may be appropriate. These types may include dwellings not currently existing in Rockville, such as live-work units and loft housing. Live-work units allow a business owner to “live above the store”, or to conduct a business on the ground floor with the proprietor’s residence in the upper floors. Loft housing typically involves the conversion of an existing building, such as an industrial or commercial building, into residential units while retaining the previous character of the building. These types of units would be considered multifamily units by the Zoning Ordinance.

Rockville Housing Enterprises (RHE) (Public Housing, p. 10-6)

To promote homeownership for low income residents rather than traditional public housing units, currently RHE has entered into an agreement with a private developer is exploring options to redevelop the Lincoln Terrace site from rowhouses apartment buildings into single family houses and townhouses that would be ownership opportunities rather than rental units. These could then be sold to current tenants under the Hope 6 program....

Maintenance of Housing Stock and Property Maintenance Code Enforcement (p. 10-7 after par. 2)

Because the standards from the Property Maintenance Code date from 1978, the need for review of its requirements and revision as necessary has become apparent. This should be accompanied by an educational program to ensure that all property owners are aware of the code requirements. Incentives to ensure compliance should also be considered, in addition to enforcement across the City’s neighborhoods.

Recommendations (p. 10-8)

5. Review the standards of the Property Maintenance Code and revise if necessary to foster compliance, including exploration for potential incentives.

Housing for the Elderly (p. 10-9)

Closely related to affordable housingwho remain in their own homes or apartments. It is a goal of the City to ensure that housing choices exist for

residents to retire in Rockville, rather than being forced to relocate to find an appropriate housing opportunity. In an effort to determine needed services for the elderly in Rockville, ~~Senior Center staff is in the process of sponsoring a comprehensive~~ Needs Assessment Study should be accomplished ~~which will be completed in late spring of 2001.~~

Given the long waiting lists, there appears to be a current need for low to moderate income elderly housing. The MPDU ordinance ~~has been~~ is currently being modified to give....

Recommendations (p. 10-9)

1. **Ensure a full range of housing opportunities are available for elderly residents, including rental, ownership, assisted living, and non-assisted living choices.**

Chapter 11 – Residential Neighborhood Planning Areas

Policies (p. 11-1)

1. **Review existing neighborhood plans upon adoption of this Plan to ensure they reflect current conditions, goals and policies.**
2. **Develop new neighborhood plans that replace existing plans if it is determined to be appropriate.**
3. **Develop appropriate mechanisms so that priorities and concerns of neighborhoods are communicated and understood by City government.**

Introduction (p. 11-2, new par.)

Some neighborhoods have existing neighborhood plans that were adopted in response to challenges from within or adjacent to the neighborhood that would significantly impact the quality of life in the community. These neighborhood plans provide more detailed recommendations than would be afforded by a general Master Plan, and can include land use, transportation and policies to address issues specific to a neighborhood.

Due to the amount of time that has passed since most residential neighborhood plans were adopted, the Plan recommends that all existing neighborhood plans be reviewed to ensure the neighborhood vision is still appropriate. This may result in updates to Plans, new Neighborhood Plans being developed, or Plans being developed where there are currently no neighborhood plans.

Institutional Uses (p. 11-5)

Increased traffic during the hours of operation and parking on residential streets can also be intrusive for the neighborhood. For instance, **institutional uses churches** (which **often can be** ~~are~~ permitted uses) **may traditionally have** not ~~have had~~ buffered parking lots. Traffic and off-site parking **during operating hours on the day of worship** is increased, **while** ~~non-residents church attendees~~ may not be cognizant of neighborhood traffic patterns or concerns. ~~Other institutional uses may cause similar traffic problems at peak times.~~ And, many **institutional uses churches** are now operating throughout the week with daycare and various outreach programs, some of which require special exceptions.

West End Neighborhood, Residence at 100 South Adams Street (p. 11-21):

The 1989 *West End Plan* recommends **that the properties on the east side of South Adams Street, south of West Jefferson Street, these** remain in the R-90 Zone. However, the house at 100 South Adams Street (the corner) is only five or six feet from Jefferson Street, and noise from Jefferson Street (MD 28) makes it poorly suited for residential use. The properties on either side of the house along Jefferson Street are zoned transitional office (O-2), so that rezoning this particular property to O-2 would not interfere with the continuity of the overall zone. **Future rezoning of the property to the O-2 Zone may be appropriate, but should only be considered if recommended in an update to the West End Neighborhood Plan.** However,...

Twinbrook Neighborhood – Current Conditions (p. 11-40):

Cut-through traffic issues have become a concern in the Twinbrook neighborhood, specifically on streets that are connections between sections of the neighborhood.

Recommendations (p. 11-41):

8. **Cut-through traffic through the neighborhood should be discouraged by exploration and implementation of traffic calming and control methods.**

Montrose Neighborhood (p. 11-44):

~~Although it has not been constructed, Martha Lane is designated as a future road to lead directly to the Woodmont Country Club property. Martha Lane could provide access to the Woodmont site if it is ever developed. Traffic would be directed to Martha Terrace, Evelyn Drive, Rollins Avenue or Congressional Lane.~~

North Farm Neighborhood (p. 11-47):

The City does not anticipate or desire development of the Country Club property within the planning horizon of this Plan. However, if no longer used as a country club developed, it is recommended that the site be developed as a “Comprehensive Planned Development”. The property is envisioned to be developed in its entirety as a mixed-use community, with development densities not to exceed a maximum of .5 FAR for buildable land in nonresidential areas and 6.5 dwelling units per buildable acre. A neighborhood retail center may also be appropriate. A minimum of ~~35%~~ 20% open space is recommended for both passive and active recreation use on the property, including in addition to any wetland, stream buffer, and/or floodplains that are on the site. The Lyddane-Bradley House, built in 1858, also should be preserved because it is architecturally and historically significant to the City of Rockville. Development options that preserve trees and historic structures are preferred. Another important development parameter is the provision of adequate buffers from adjacent residential communities. At a minimum, the buffers should follow the required setbacks for CPDs found in the Zoning Ordinance, and may exceed those requirements based on site conditions and environmental features. These buffers should include existing tree stands and forested areas. The CPD should address the provision of a street ~~plan network~~ that provides for ~~appropriate east west circulation and~~ adequate dispersal of site-generated traffic ~~through~~ it is recommended that East Jefferson Street be extended north to Wootton Parkway and that any future development be designed with other roadway ~~connections to other roads, in addition to Rockville Pike.~~ The use of private streets within the CPD shall be minimized. The CPD, or any proposed development in the R-S Zone of some or all of the site, should also address the feasibility of providing a pedestrian and bikeway connection to the Millennium Trail along Wootton Parkway, and to other bikeways designated in the City’s Bikeway Master Plan. ~~The City may pursue construction of a bikeway and pedestrian path in advance of development on the site, if it can be determined that the path will not significantly impact the operations of the Country Club and adequate buffers and separation can be maintained between the path and adjacent residential communities.~~ Within the Comprehensive Planned Development, commercial uses should be located away from existing residential neighborhoods outside the CPD. However, a well-designed mix of uses within the CPD is encouraged. oriented toward Rockville Pike. Residential uses should be set back from Rockville Pike along the proposed East Jefferson Street extension.

Rockshire and Fallsmead Planning Areas – Infill and Other Developable Properties (p. 11-55)

The other property with the largest land area that could be developed is the 213 acre Lakewood Country Club. The City does not anticipate or desire development of the Country Club property within the planning horizon of this Plan. However, should the property no longer be used as a country club, this

Plan recommends the 1993 Master Plan recommended that it be developed under the Planned Residential Unit (PRU) zoning regulations, without allowing C-1 uses on the property. ~~This plan reaffirms that recommendation. A plan for the entire site should be prepared prior to any approvals, and~~ Due to the environmental features on the site, careful site planning that preserves these features will be critical. A minimum of ~~35%~~ 20% open space is recommended for both active and passive recreation, ~~including in addition to~~ preserving the streams, wetlands, and floodplains on the site. Generous landscaped buffers, of a minimum width of 50 feet, adjacent to existing residential neighborhoods is also a critical element of a development plan for the property. The landscaped buffer shall not be provided within private lots. The use of private streets within the PRU shall be minimized. It is recommended that the site retain its R-E designation because of environmental restrictions on the site.

Rockshire and Fallsmead Planning Areas – Infill and Other Developable Properties (p. 11-55)

It is possible that the institutional uses within the planning area could be expanded. Indeed, there is a need for some school expansion. It is recommended that adequate buffers between the institutional use and adjacent residential uses be maintained or strengthened as necessary. One institutional use in the planning area, a 5-acre parcel known as Karma Academy, potentially could impact the neighborhood if expanded or redeveloped. Careful site planning and buffering will be critical in either scenario.

Rockshire and Fallsmead Planning Areas – Traffic Issues (p. 11-56)

Wootton Parkway is not recommended for widening within the time horizon of this Plan. However, the existing right-of-way should be preserved for future improvements, to be determined through study and a collaborative process with affected neighborhoods. ~~is scheduled to be widened in the future between Hurley Avenue and Scott Drive.~~ The Millennium Trail has recently been is also planned to be constructed along the existing Wootton Parkway.

Chapter 12: Economic Development/Nonresidential Development Areas

Introduction (p. 12-2)

Montgomery County and the City of Rockville have gained worldwide recognition...making it a very attractive industry for the City. This Plan strongly supports the continued location and expansion of high technology and biotechnology businesses in the City.

Recommendations (p. 12-3)

2. **Encourage the location and expansion of high technology and biotechnology businesses in the City through recruitment, retention and incentive programs.**

Planning Area 15: Research/Piccard/King Farm/Fallsgrove – Critical Issues (p. 12-15 end par. 1)

...location and visibility in the I-270 corridor. **The I-3 Zone contains an optional method of development which allows a greater mix of uses and increased density in proximity to planned or programmed transit stations in order to encourage use of those facilities. Approval of the optional method should be considered only after careful consideration in view of the principles of this Plan and analysis of the impacts on surrounding developments.**

Planning Area 15: Research/Piccard/King Farm/Fallsgrove – Critical Issues (p. 12-15 par. 3)

.....Parcel 44 is a 2.09-acre site.....Any use on the site should be designed to be compatible with the traditional development pattern of the King Farm, and not be highway oriented toward Interstate 270. **Regardless of the use of the property, it should be provided with full access to the adjacent roadway network being developed nearby including, but not limited to, full access to Redland Boulevard.**

/rjw